

**NOTICE OF
FORECLOSURE SALE
OF REAL ESTATE**

By virtue of a power of sale contained in a Land Installment Contract from Fred B. Garner, Jr. and Margaret Louise Garner to Melvin A. Boyce and Deborah K. Boyce, assigned for foreclosure and collection to Paula A. Grogg, Assignee, said Land Installment Contract being dated January 12, 1982, and recorded in Liber 1164, folio 578, among the Land Records of Frederick

County, Maryland, said mortgage being in default, the said Assignee will offer for sale at the Court House door in Frederick, Maryland on:

Thursday, May 3, 1984
at 11:00 AM

All of the hereinafter described real estate, together with the improvements thereon, described in said Land Installment contract, to wit:

BEING the same lot of ground located in the Creagerstown Election District, Frederick County, Maryland and further described as:

BEGINNING for the same at the concrete monument found along the southern margin of MD Rt. 77 (Rocky Ridge Road) said point being S 22-15-33 W. 18.77' from the beginning of the second parcel as conveyed by deed dated July 28, 1977 from Fred B. Garner, to Fred B. Garner Jr. and Margaret L. Garner found among the Land Records of Frederick County, Maryland in Liber 1027, at folio 56 and running thence with the closing line and as now fenced and surveyed S 22-15-33 W. 595.03' to an iron pipe found (IPF) at the SW corner of C. Manahan as found in Liber 764 at folio 426, thence as still fenced and the 3rd line of said parcel reversed N 72-50-30 W 223.06' to IPF at the SE corner of K. Mumma as found in Liber 928 at folio 237 and passing over a stone 14.00' from the beginning of the third line of said parcel, thence as still fenced and with apart of the first parcel of said Garner conveyance N 22-52-04 E 461.39' to IPF, thence S 76-41-47 E 31.23' to iron rod found, thence N 23-23-07 E 150.00' to IPF on the southern margin of said road and 20.00' from the center of said road, thence with the southern margin S 67-22-06 E 183.69' to the place of beginning, containing 2.935 acres of land more or less, as prepared

Paula A. Grogg, Assignee of
Fred B. Garner, Jr. and Margaret
Louise Garner, Vendor under Land
Installment Contract to Melvin A.
Boyce and Deborah K. Boyce, His Wife

NO. 34421 EQUITY
IN THE CIRCUIT COURT
FOR FREDERICK COUNTY,
MARYLAND

* * * * *

and set forth on a plat of survey and house location prepared by Wilbur L. Ford, Jr., which lot and the improvements thereon are known and designated as No. 9903 Rocky Ridge Road, Rocky Ridge, Maryland.

The improvements to be sold consist of a one-story, frame and stucco dwelling with attic and basement, 11 rooms on first floor. (Can be either one or two apartments), one-car attached garage, small barn, two chicken houses, shed.

TERMS OF SALE: A deposit of \$5,000.00 will be required of the purchaser or purchasers on the date of sale, with the balance of said purchase price to be paid upon the ratification thereof by the Circuit Court of Frederick County, Maryland.

Real estate taxes for Frederick County and the State of Maryland will be adjusted to date of sale, and all other costs and expenses of conveyancing are to be borne by the purchaser or purchasers, including preparation of deed and interest from date of sale to date of settlement at 12%.

PAULA A. GROGG,
Assignee
F. THEODORE ELLIOT
Solicitor for Assignee
19 N. Court Street
Frederick, Maryland 21701
301-694-8877
Trout Auctioneers, Inc.
Auctioneer
Apr. 18, 25, May 2

ACKNOWLEDGEMENT OF PURCHASER AT FORECLOSURE SALE

we I hereby acknowledge to have purchased from Paula A. Grogg, Assignee of Fred B. Garner, Jr. and Margaret Louise Garner, Vendors under Land Installment Contract dated January 12, 1982, and recorded in Liber 1164, folio 578, one of the Land Records of Frederick County, Maryland on this 3rd day of May, 1984, all that lot or parcel of land situate, lying and being in Rocky Ridge, Maryland, Frederick County, and being located along the southern margin of Md. Rt. 77, also being known as No. 9903 Rocky Ridge Road, and being all and the same real estate described in Land Installment Contract dated January 12, 1982, and recorded in Liber 1164, folio 578, among the Land Records of Frederick County, Maryland, and being more fully described in the annexed advertisement at and for the sum of Forty-eight Thousand five hundred dollars (\$48,500.00) and upon the terms of sale set forth in said advertisement.

WITNESS

Fred B. Garner Jr.
Margaret L. Garner

Filed May 3, 1984